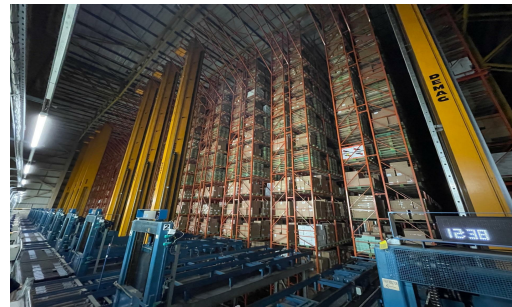


Church Bridge House, Henry Street, Accrington, BB5 4DW

**TO LET**



## TO LET

Use - Industrial, Miscellaneous

Size - 46,187 - 446,528 Sq ft

Rent - From £4.95 per sq.ft.

- High Quality Warehouse/Fulfilment/Distribution Units
- Excellent location with easy access to junction 7 of the M65 motorway
- High quality accommodation
- Secure site
- Ample on site loading and parking



**RICS**

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Church Bridge House, Henry Street, Accrington, BB5 4DW

### Location

The development is situated on the edge of Accrington within a short drive of Junction 7 of the M65

It occupies a prominent location with high profile frontage to Henry Street.

Accrington has excellent road and rail connectivity to the major towns of East Lancashire together with Greater Manchester and Central Lancashire.

### Description

Church Bridge House comprises a substantial warehouse/fulfillment/distribution centre with offices, previously occupied by Studio Retail.

The site has recently been acquired by investors with the intention to sub-divide the space to create a secure development comprising a series of high quality, high bay warehouse accommodation, ranging in size from 46,187 sq.ft to 446,528 sq.ft.

The development will comprise the following buildings:

#### High Bay Section

A highly prominent building extending to approximately 134,000 sq.ft featuring the following:

- Eaves height of 30 metres
- 30,500 automated pallet warehouse
- LED lighting throughout
- Eight dock level loading points
- Offices with ancillary amenity facilities

#### Warehouse C

The property comprises a substantial warehouse/workshop unit extending to 58,134 sq.ft featuring the following:

- 7 Metres to eaves
- Numerous loading access points including 9 drive-in level access loading doors
- Offices and amenity facilities
- Steel portal frame construction

#### Core Building

The property provides a 4 storey warehouse premises with offices providing 204,000 sq.ft of accommodation.

Warehouse accommodation is on 3 levels with extensive high quality offices on the top floor which is accessed via a ramp at ground floor level off Peel Bank.

The property features:

- Goods lift to each floor
- 5 dock level loading doors,
- WC facilities and canteen on each level.

### Accommodation

We have been advised that the floor areas are as follows:

High Bay Section	Size	Rent
Ground Floor	99,178 sq.ft	
First Floor	35,468 sq.ft	
	134,646 sq.ft	£695,000 pa
C Building		
Warehouse	58,134 sq.ft	£345,000 pa
Core Building		
3 Warehouse floors & one level of offices	204,213 sq.ft	£810,000 pa
High Bay		
Warehouse	46,187 sq.ft	£230,000 pa

It is possible for the whole site to be let to one occupier which would create a space of around 450,000 sq.ft. Rental on request.

### Rental

From £4.95 per sq.ft.

### Lease Terms

The units are available by way of full repairing and insuring leases for a minimum period of 5 years.

The rent is to be paid quarterly in advance and will be exclusive of the costs of occupation which include business and water, electricity and gas.

All figures will be subject to VAT at the prevailing rate.

### Building Insurance

The landlord to insure the building and charge the premium to the tenants. Further details on request.

### Deposit

A deposit will be required in advance, subject to covenant status. Further details on request.

### Rating

The property has a current ratable value of £960,000 with rates payable in the region of £524,000

If the site is to be sub-divided each part will receive a separate assessment. Further details are available on request.

### Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

Highbay Warehouse

Situated at the rear of the site the property extends to 46,187 sq.ft and benefits from:

It is understood that all mains services will be available to the individual units.

EPC

The EPC for the property is D(82). It is anticipated that on sub-

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- Fully sprinklered

- Open plan accommodation providing clear floor space

Externally there are ample loading and parking areas to serve each property.

Viewing

Strictly via agents:

Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030

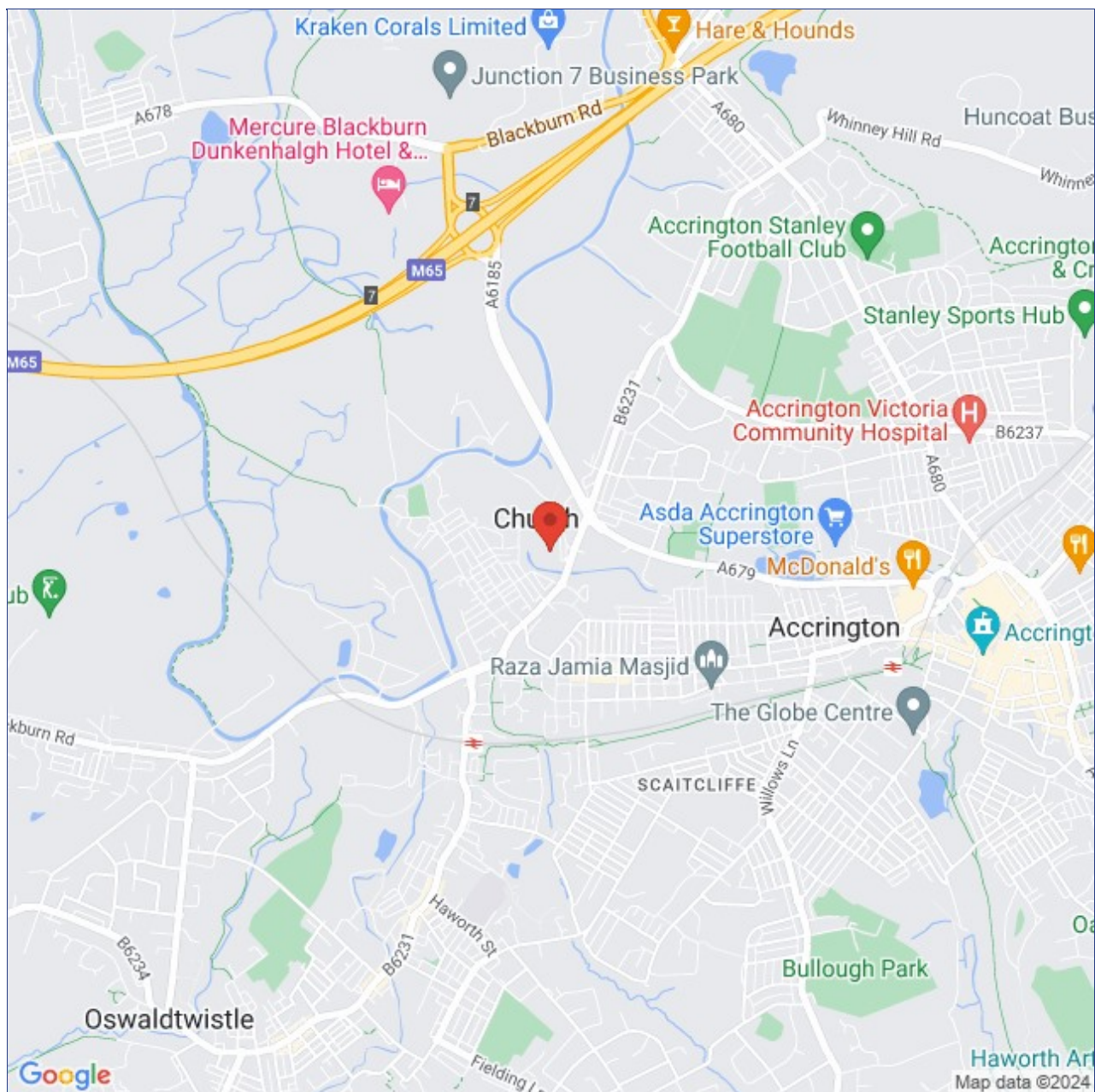
Or

Trevor Dawson

Caroline James

Tel: 01254 663060





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